

## OUTBUILDINGS IN RESIDENTIAL AREAS

### What is an outbuilding?

An 'outbuilding' is an enclosed non-habitable structure that is detached from any dwelling. This includes structures used as garages if they are not attached to a dwelling.

### What sort of outbuilding can I build?

State Planning Policy 7.3 – Residential Design Codes Volume 1 (R Codes) and the City's Local Planning Policy: Planning Exemptions, prescribe development standards for outbuildings. Where a proposal achieves the prescribed standards, it is generally exempt from the requirement for development (planning) approval.

There are three standards which can be followed to be exempt from requiring development approval:

#### **Local Planning Policy: Planning Exemptions**

##### **Outbuildings**

- Are not located within the primary or secondary street setback of a building;
- Have an area of no more than 30 square metres;
- Have a total height of no more than 3.5 metres above natural ground level; and  
Do not result in departures to the Outdoor Living Area, Open Space, or Boundary Wall Length deemed-to-comply standards of the R-Codes Volume 1.

**OR**

#### **State Planning Policy 7.3 Residential Design Codes Volume 1**

##### **Small Outbuildings**

- (i) no more than one outbuilding per dwelling site;
- (ii) has no more than two boundary walls\*;
- (iii) does not exceed 10m<sup>2</sup> in area;
- (iv) does not exceed a wall and ridge height of 2.7m;
- (v) not located within the primary or secondary street setback area; and
- (vi) does not reduce open space and outdoor living area requirements in Table 1 of the R Codes.

**OR**

##### **Large and multiple outbuildings:**

- (i) individually or collectively does not exceed 60m<sup>2</sup> in area or 10 per cent in aggregate of the site area, whichever is the lesser;
- (ii) set back in accordance with Table 2a (of the R Codes);
- (iii) does not exceed a wall height of 2.4m;
- (iv) does not exceed a ridge height of 4.2m;
- (v) not located within the primary or secondary street setback area; and
- (vi) does not reduce the open space and outdoor living area requirements in Table 1 of the R Codes.

*Note: For an exemption under R-Codes Volume 1 – Small Outbuilding, the boundary walls of a Deemed-to-Comply outbuilding do not contribute to 'Boundary Wall' length. Where considered under the Planning Exemptions Policy, boundary walls of outbuildings are included in the overall boundary wall length.*

### How far from the side boundary can I build an outbuilding?

Large outbuildings are required to be setback from lot boundaries in accordance with Table 2a of the R Codes.



The required setback of outbuildings depends on the length and height of the wall. Generally, the longer and higher the wall the greater the setback from the boundary is required to be. As a general guide, a setback of 1m – 1.5m is usually acceptable, depending on the distance from the existing dwelling and the size of existing development on site.

## Can I build an outbuilding on the boundary of my property?

Yes, where exempted under the Planning Exemption Policy, or 'Small Outbuilding' Deemed-to-Comply Standards of the R Codes.

The length of boundary walls permitted on a site depends on the site's dimensions, street setbacks and residential density coding.

## Do I need development approval?

If a proposed outbuilding is on the same lot as a single house or grouped dwelling and is fully compliant with the above standards of the R Codes and/or Local Planning Policy: Planning Exemptions, development approval is **not** required.

Development approval **is** required for outbuildings located on properties which are heritage protected.

Where development approval is required, written justification detailing how the development satisfies the relevant design principles of the R Codes and local housing objectives of the City's Built Form Policy (as applicable) is required to be submitted with the application.

An Urban Planner will consider this departure and whether the application is considered to meet the relevant design principles and local housing objectives, to determine whether the departure can be supported. Where departures are not considered to meet the design principles or local housing objectives, amended plans or reconsideration of the proposal will be required.

## How long does the development application process take?

The City has 60 days in which to determine the application or 90 days if the application requires community consultation.

Clause 75(c) of the *Planning and Development (Local Planning Schemes) Regulation 2015* states that applications may take longer than 90 days where it is agreed to in writing between the local government and the applicant.

## How long do I have to build my outbuilding?

Development approvals are valid for 2 years from the date of issue. The construction of the outbuilding is to be substantially commenced within this time.

## What information is required for a Development Application?

Please refer to the relevant [Development Application Checklist](#). Please also see examples at the end of this information sheet of site plans and elevation plans which would need to be included in your development application.



## Do I need building approval?

Applying for development approval and a building permit are two separate processes, both controlled under different legislation. A building permit ensures that the building is structurally safe and complies with the relevant building legislation.

For class 10a buildings, being sheds, outbuildings, carports, patios and the like, the Building Regulations Schedule 4 provides an exemption from requiring a building permit for:

Construction, erection, assembly or placement of a freestanding class 10a building that:

- has a floor area not exceeding 10m<sup>2</sup>; and
- is no more than 2.4m in height.

All buildings are also subject to compliance with the Building Codes of Australia, which includes fire separation requirements. Please contact the City's Building Services team on [9273 6000](tel:92736000) for further information relating Building Permits.

## Do you have more questions?

The City can't confirm if a proposal would be supported unless a development application is lodged. The City is also unable to undertake formal assessments of proposals in the absence of a development application.

However, residents can discuss planning proposals and preliminary plans with the City's Urban Planners. Urban Planners can provide general advice to residents on a proposed development and the information required to lodge a complete application.

A Duty Planner is available to talk to at the City's Administration Office Monday to Friday, 8.30am to 5.00pm, in person or on the phone.

**Phone:** 9273 6000

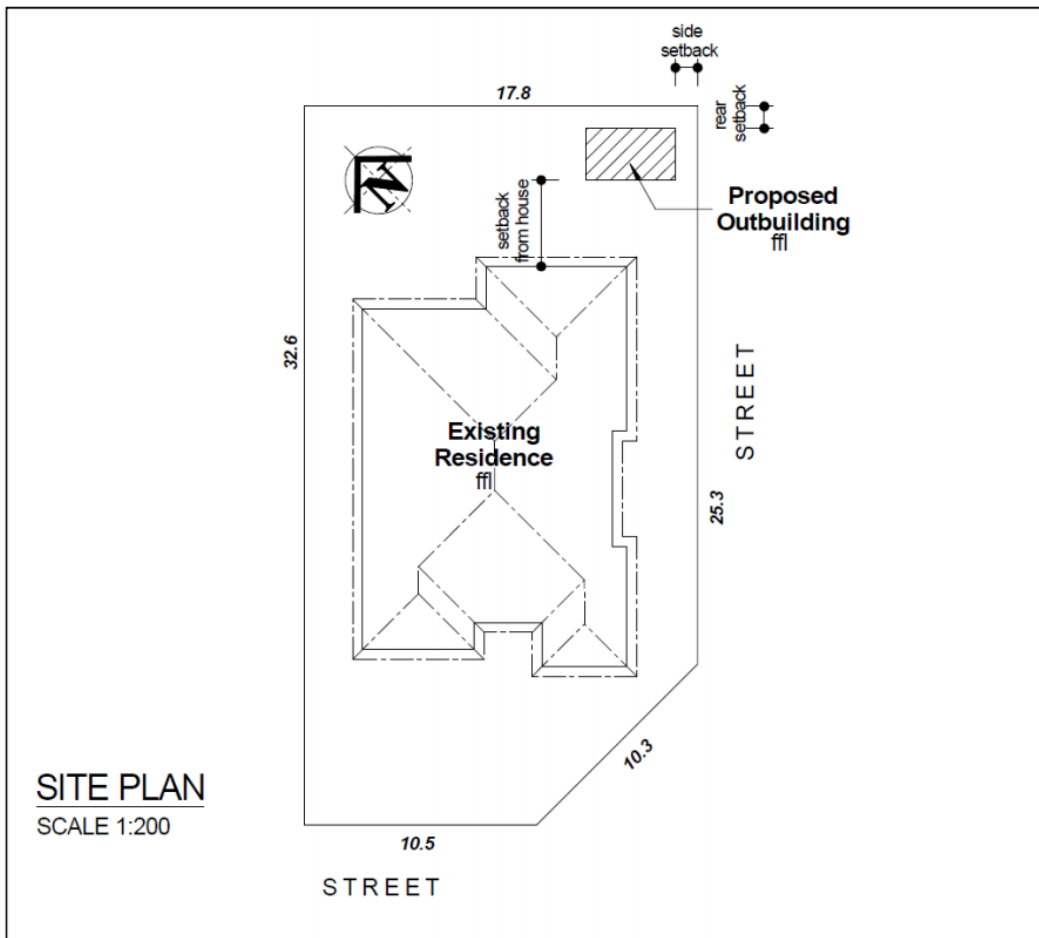
**Email:** [mail@vincent.wa.gov.au](mailto:mail@vincent.wa.gov.au)

**Address:** Main Administration Building, 244 Vincent Street, Leederville 6007, WA

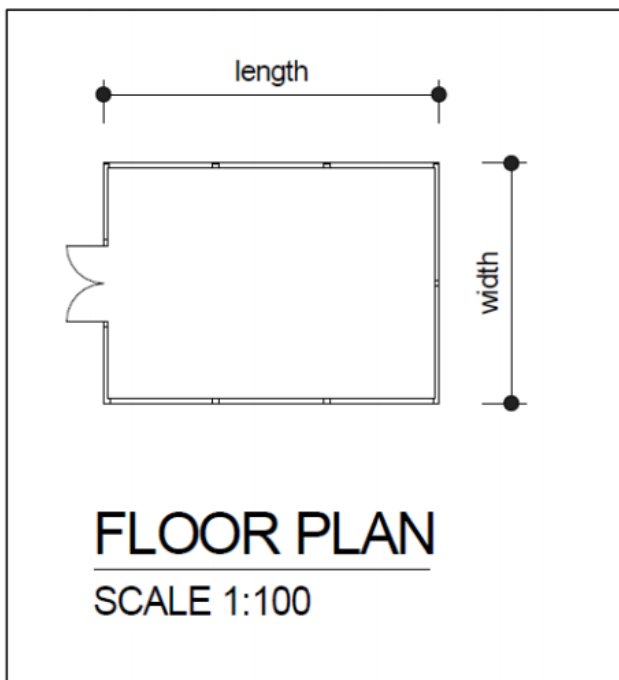
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SITE PLAN EXAMPLE:



FLOOR PLAN EXAMPLE:





ELEVATION PLAN EXAMPLE:

